California Regional Water Quality Control Board
Los Angeles Region

Winston H. Hickox
Secretary for Environmental Protection

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Gray Davis
Governor

August 6, 1999

California Environmental Protection Agency
California Regional Water Quality Control Board, Los Angeles Region
28 June 2002

Mr. James A. Adams
Catellus Development Corp.
201 Mission Street, 2nd Floor
San Francisco, CA 94105

Doc No:
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Abstract complete:
Data Extracted:

CATELLUS DEVELOPMENT – CENTRAL PROPERTY - 12140 EAST SLAUSON AVENUE, SANTA FE SPRINGS (SLIC NO. 197A)

Dear Mr. Adams;

We have reviewed the following site assessment reports submitted for the above-mentioned site:

Petroleum Industry Consultants Tank Removal Report, dated 3/31/88.
Geosec Tank Excavation and Removal Report, dated 10/28/88.
Converse Environmental West Preliminary Report, dated 12/28/90.
Converse Environmental West Final Report, dated 8/29/91.
Dames & Moore Remedial Excavation Workplan, dated 1/10/92.
Dames & Moore Soil & Groundwater Investigation Workplan, dated 2/23/94.
Dames & Moore Site Characterization Activities Summary, dated 4/6/95.
Dames & Moore Subsurface Investigation Report, dated 9/6/96.

The Central Property (Site) consists of approximately 10.53 acres of land that were a part of the 40-acre Chrysler Nu-car Preparation facility. The historical uses for the Site include bulk storage from approximately 1928 to the mid-1940s, agricultural purposes from the 1940s to the early 1960s, and new car preparation operations from 1965 to 1988. In 1988, Chrysler discontinued operations and began site demolition activities. The Site has recently been developed into office and warehouse buildings.

Approximately ten building structures were formerly located on the Site. Car preparation operations formerly conducted at the site include body work, mechanical work, tune-up, front-end alignment, emissions control testing, painting, washing, detailing, and road performance tests. Seventeen hydraulic hoists, sixteen underground storage tanks (USTs), five clarifiers, and six service pits were formerly located on-site.

Chrysler ceased operations in 1988 and began site demolition activities. At that time, the hydraulic hoists, USTs, clarifiers, and service pits were removed from the site. Approximately 1,000 cubic yards of impacted soil were excavated and disposed off-site. With the exception of data from soil collected near clarifier CL-2, soil confirmation data collected from the excavations indicated that soil contamination had been removed from the site. Additional site assessment data indicated that significant concentrations of TPH and VOCs were detected in the vicinity of the former clarifier CL-2. The highest soil concentrations detected for TPH, TCE, PCE, and 1,1-DCE, were 13,000 µg/kg, 340 µg/kg, 3,800 µg/kg, and 1,200 µg/kg, respectively. Soil contamination was detected from the surface to 33 feet below ground surface (bgs).

In 1990, Converse Consultants excavated approximately 1,000 cubic yards of impacted soil from the former location of CL-2. An area measuring approximately 30 feet by 28 feet, was excavated to a depth of 33 feet bgs. Groundwater sampling data collected from on-site monitoring wells indicated that the highest PCE and 1,1-DCE concentrations were detected in GW-3, which is located downgradient of CL-2. The depth to groundwater was approximately 33 feet bgs.

In June and July 1996, Dames & Moore advanced 41 additional soil borings to determine if impacted soil was present in the former source areas. Soil sampling data indicated low concentrations of VOCs in the

soil. The highest PCE concentration detected was 23 µg/kg. Soil samples were collected at 5, 10, and 15 feet bgs, and analyzed for TPH and VOCs. The depth to groundwater was approximately 17 feet bgs. Since all sources of contamination have been remediated, **we require no further action for the soil at this Site.** Due to recent changes in legislation, the USTs will be addressed in a separate correspondence.

Groundwater data collected in 1996 indicated an upgradient groundwater contamination plume was migrating on-site. The most upgradient monitoring well GW-9, contained PCE and TCE concentrations at 1,600 µg/L and 310 µg/L, respectively. The highest PCE and TCE concentrations collected from GW-14 and GW-13, which are located in the immediate vicinity of CL-2, were 52 µg/L and 73 µg/L, respectively.

Previous groundwater data collected for the Site in 1991 and 1994, indicated that soil contamination detected at CL-2 had impacted the groundwater at this Site. The most recent groundwater data collected indicate that there is a regional groundwater problem in the area. We do not require any further action for the groundwater contamination at this time. The Water Board is currently evaluating groundwater conditions in the Santa Fe Springs area and may require additional groundwater assessment at this Site, at a future date.

If you have any questions, please contact Ms. Jenny M. Au at (213) 576-6734.

Sincerely,

Dennis A. Dickerson

James D. Kuykendall
Assistant Executive Officer

Cc: Ms. Debra Stott, Dames & Moore

Centrum
(800) 798-9336

EPA 8260 - Volatile Organics

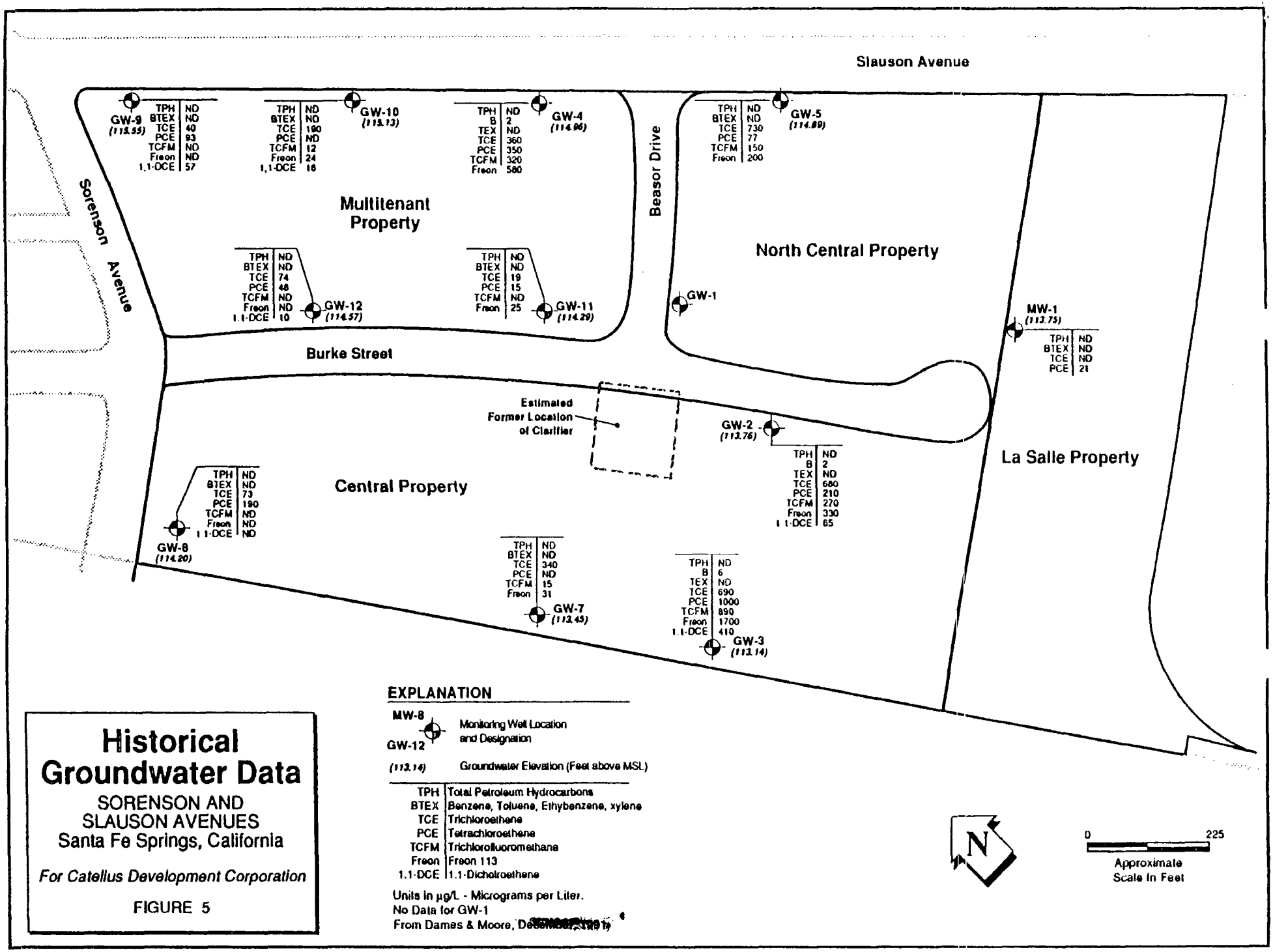
Client: Dames & Moore
Project: Catellus
Job No.: 10419
Matrix: Water
Analyst: JMR

Date Sampled: 06/28/96
Date Received: 06/29/96
Date Analyzed: 07/2,3/96
Batch Number: 8260W0723

	Sample ID:	Blank	TB	MW1A,B,C	GW2A,B,C	GW14A,B,C	GW13A,B,C
Compounds	**DL**	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
Ethylbenzene	0.5	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	0.5	ND	ND	ND	ND	ND	ND
Isopropylbenzene	0.5	ND	ND	ND	ND	ND	ND
p-Isopropyltoluene	0.5	ND	ND	ND	ND	ND	ND
Methylene chloride	20	ND	ND	ND	ND	ND	ND
4-Methyl-2-pentanone	5.0	ND	ND	ND	ND	ND	ND
Methyl-tert-butyl ether	0.5	ND	ND	ND	ND	ND	ND
Napthalene	0.5	ND	ND	ND	ND	ND	ND
n-Propylbenzene	0.5	ND	ND	ND	ND	ND	ND
Styrene	0.5	ND	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethane	0.5	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	1.0	ND	ND	ND	ND	ND	ND
Tetrachloroethene	0.5	ND	ND	1.4	25	50	52
Toluene	0.5	ND	ND	ND	ND	ND	ND
1,2,3-Trichlorobenzene	0.5	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	0.5	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	0.5	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	0.5	ND	ND	ND	ND	ND	ND
Trichloroethene	0.5	ND	ND	2.7	66	73	70
1,2,3-Trichloropropane	0.5	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	0.5	ND	ND	ND	22	34	35
1,2,4-Trimethylbenzene	0.5	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	0.5	ND	ND	ND	ND	ND	ND
Vinyl chloride	0.5	ND	ND	ND	ND	ND	ND
Xylenes (total)	1.5	ND	ND	ND	ND	ND	ND

Surrogates (% recovery) Limits: 80 - 130

Sample ID:	Blank	TB	MW1A,B,C	GW2A,B,C	GW14A,B,C	GW13A,B,C
Dibromofluoromethane	102	103	101	109	103	103
Toluene-d8	97	99	97	98	96	97
Bromofluorobenzene	85	84	85	85	84	83



Historical Groundwater Data

SORENSON AND SLAUSON AVENUES
Santa Fe Springs, California

For Catellus Development Corporation

FIGURE 5

SAMPLE	DEPTH (ft)	TPH extractable (mg/Kg)	TPH gasoline (mg/Kg)	VOCs (mg/Kg) EPA 8260
SB-21-5	5	ND	NA	ND
SB-21-10	10	ND	NA	ND
SB-21-15	15	ND	NA	ND
SB-22-5	5	ND	NA	PCE, 0.002
SB-22-10	10	ND	NA	PCE, 0.002
SB-22-15	15	ND	NA	ND
SB-23-5	5	ND	NA	ND
SB-23-10	10	ND	NA	PCE, 0.003
SB-23-15	15	ND	NA	PCE, 0.023
SB-24-5	5	ND	NA	ND
SB-24-10	10	ND	NA	4M2pent, 0.005
SB-24-15	15	ND	NA	naphthalene, 0.003 PCE, 0.009
SB-25-5	5	ND	NA	ND
SB-25-10	10	ND	NA	ND
SB-25-15	15	ND	NA	ND
SB-26-6	6	22 motor oil	NA	ND
SB-26-10	10	ND	NA	PCE, 0.002
SB-26-15	15	ND	NA	PCE, 0.002
SB-27-5	5	ND	NA	ND
SB-27-10	10	ND	NA	ND
SB-27-15	15	ND	NA	PCE, 0.001
SB-28-5	5	ND	NA	ND
SB-28-10	10	ND	NA	ND

TABLE 2 - ANALYTICAL RESULTS - SOIL, PARCELS 233, 234

SAMPLE	DEPTH (ft)	TPH extractable (mg/Kg)	TPH gasoline (mg/Kg)	VOCs (mg/Kg) EPA 8260
SB-14-5	5	ND	NA	ND
SB-14-10	10	ND	NA	ND
SB-14-15	15	ND	NA	PCE, 0.001
SB-15-5	5	ND	NA	ND
SB-15-10	10	ND	NA	ND
SB-15-16	16	ND	NA	ND
SB-16-5	5	ND	NA	ND
SB-16-10	10	ND	NA	ND
SB-16-16	16	ND	NA	PCE, 0.002
SB-17-5	5	ND	NA	ND
SB-17-10	10	ND	NA	ND
SB-17-15	15	ND	NA	ND
SB-18-5	5	ND	NA	ND
SB-18-10	10	ND	NA	ND
SB-18-15	15	ND	NA	ND
SB-19-5	5	ND	NA	ND
SB-19-10	10	ND	NA	ND
SB-19-15	15	ND	NA	ND
SB-20-5	5	ND	NA	ND
SB-20-10	10	ND	NA	ND
SB-20-15	15	ND	NA	ND

SAMPLE	DEPTH (ft)	TPH extractable (mg/Kg)	TPH gasoline (mg/Kg)	VOCs (mg/Kg) EPA 8260
SB-8-5	5	ND	ND	ND
SB-8-10	10	ND	ND	ND
SB-8-15	15	ND	ND	ND
SB-9-5	5	ND	ND	ND
SB-9-10	10	ND	ND	ND
SB-9-15	15	ND	ND	ND
SB-10-5	5	ND	ND	ND
SB-10-10	10	ND	ND	ND
SB-10-15	15	ND	ND	ND
SB-11-5	5	ND	ND	ND
SB-11-10	10	ND	ND	ND
SB-11-15	15	ND	ND	ND
SB-12-5	5	ND	ND	ND
SB-12-10	10	ND	ND	PCE, 0.001
SB-12-15	15	ND	ND	ND
SB-13-5	5	ND	ND	ND
SB-13-10	10	ND	ND	ND
SB-13-15	15	ND	ND	ND

TPH analyses using modified EPA Method 8015

mg/Kg	milligrams per kilogram
PCE	tetrachloroethene
ND	not detected

Protection Agency

UNDERGROUND STORAGE TANK CASE REVIEW FORM

Los Angeles Regional Water Quality Control Board

Date: 8/31/1999	LUSTIS file no.:	Case reviewer: Jenny Au	
Site Name/Address: **Chrysler Nu-Car – Central Prop. 12140 Slauson Avenue Santa Fe Springs, CA 90670**	Responsible parties: Catellus Development Mr. James A. Adams	Address: 201 Mission St., 2nd Floor San Francisco, CA 94105	Phone no.: (415) 974-4507

I. CASE INFORMATION (N/A = Not Applicable)

Tank No.	Size in Gallons	Contents	Closed in-place/Removed?	Date
1	2-10,000	Unknown	Removed	12/11/85
2	2-3,000	Gasoline	Removed	Mar 88
3	10,000	Gasoline	Removed	Mar 88
4	5-550	Waste oil	Removed	Mar 88
5	2-10,000	Unknown	Removed	2/28/86

II. SITE CHARACTERIZATION INFORMATION (GW=groundwater, -- =Not Reported)

GW Basin: Central	Beneficial uses: MUN, IND, PROC, AGR	Depth to drinking water aquifer: 200 ft Page 135	
Distance to nearest municipal supply well: ~ ½ mile Well #002S011W30R003S is also known as City of Santa Fe Springs Well #1. The total depth of the well is 900 feet with screening intervals of 200 to 288 and 300 to 900 feet BGS. mcp # 135		Distance between known shallow GW contamination and aquifer: ~ 163ft	
GW highest depth: 17	GW lowest depth: 37	Well screen interval: 30 to 50 ft BGS	Flow direction: south/south west
Soil types: clayey silt		Maximum soil depth sampled: 29 ft	

III. MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS -- Initial and Latest (ND=Non-detect; NRQ=Not required)

Contaminant	Soil (mg/kg)		Water (µg/L)		Contaminant	Soil (mg/kg)		Water (µg/L)	
	Initial 1988	Latest 1996	Initial 4/91	Latest 7/96		Initial	Latest 1991	Initial 4/91	Latest 7/96
TPH (Gas)	110	<0.5	<50	NA	Ethylbenzene	NA	<0.001	<1	<0.5
TPH (Diesel)	NA	22	<50	NA	Xylenes	NA	<0.001	<1	<1.5
Benzene	NA	0.001	6	4.7	MTBE	NA	NA	NA	<0.5
Toluene	NA	<0.001	3	<0.5	Others (see VIII)				

IV. SOIL REMEDIATION

Method: excavation	Duration of remediation: N/A

V. GROUNDWATER REMEDIATION

Method:N/A	Duration of remediation: N/A

VI. FREE PRODUCT:

Was free product encountered? No	Has free product been totally recovered? N/A
When was free product recovery project completed? N/A	

VII. RECOMMENDED ACTION:

Soil Closure only: No	Case Closure: Yes	Solvent Case? Yes
Additional Action Required (i.e.: additional site assessment, remediation, monitoring): None		

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Winston Hickox
Secretary for
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Phone (213) 576-6600 FAX (213) 576-6640

Gray Davis
Governor

September 3, 1999

Mr. James A. Adams
Catellus Development
201 Mission St., 2nd Floor
San Francisco, CA 94105

UNDERGROUND TANK CASE CLOSURE
FORMER CHRYSLER NU-CAR PREP FACILITY – CENTRAL PROPERTY
12140 SLAUSON AVENUE, SANTA FE SPRINGS (SLIC NO. 197A)

Dear Mr. Adams:

This letter confirms the completion of the site investigation and remedial action for the underground storage tank(s) formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the underground storage tanks is greatly appreciated.

Based on the available information and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground storage tank release is required. This notice is issued pursuant to a regulation contained in Section 2721(e) of Title 23 of the California Code of Regulations.

Please note that this closure letter only applies to the underground storage tanks at this Site. Because the groundwater at this Site is impacted with chlorinated volatile organic compounds, the Site Cleanup Unit continues to provide oversight for the groundwater contamination.

Please contact Ms. Jenny M. Au at (213) 576-6734 if you have any questions regarding this matter.

Sincerely,

DENNIS A. DICKERSON
Executive Officer

JAMES D. KUYKENDALL
Assistant Executive Officer

cc: Mr. Steve Chase, Santa Fe Springs Fire Dept.
Ms. Debbie Stott, Dames & Moore